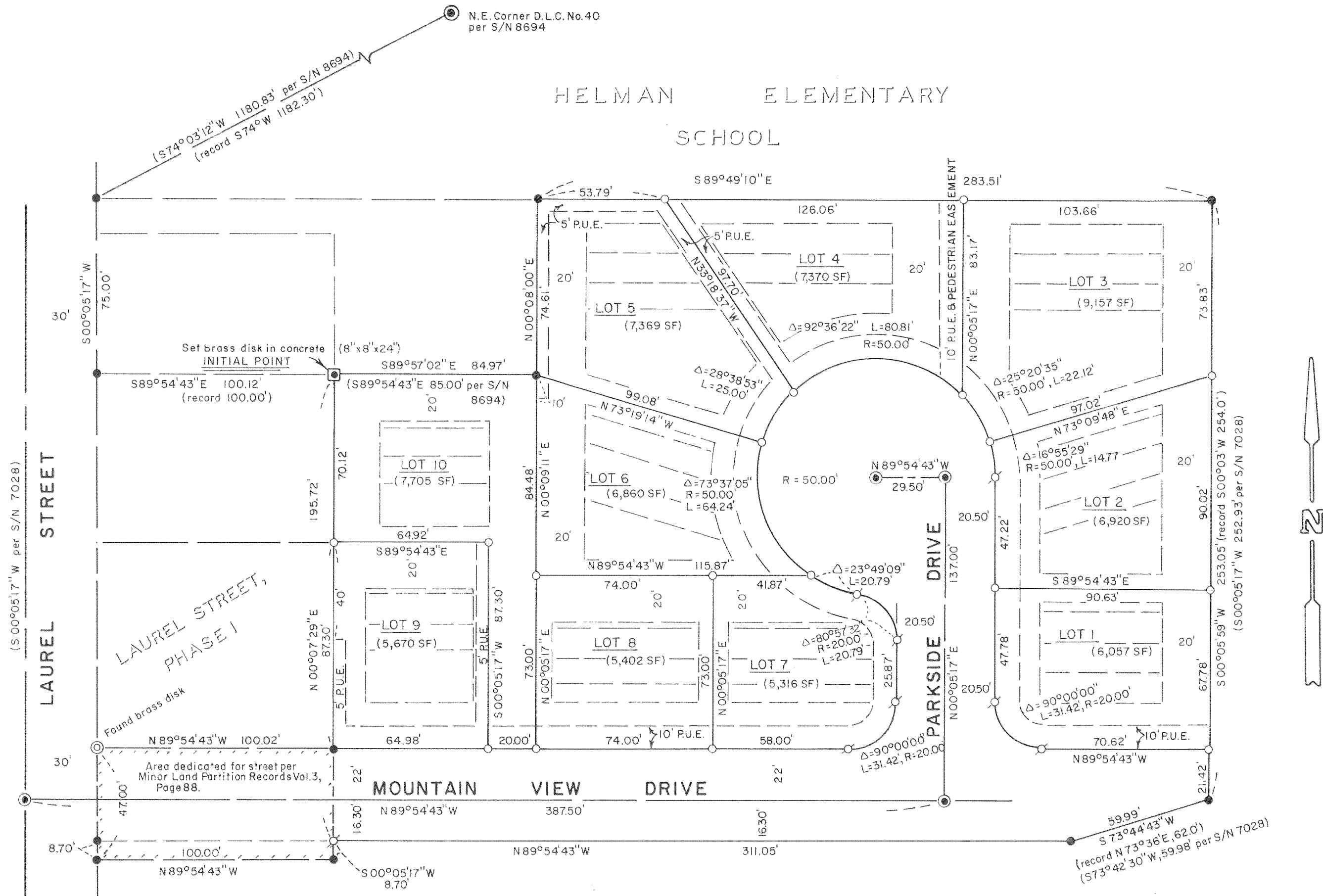


LAUREL STREET, PHASE 2

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

Located in
N. 1/2 of D.L.C. 40; SW 1/4, NW 1/4, Section 4
Township 39 South, Range 1 East, Willamette Meridian
City of Ashland, Jackson County, Oregon



SOLAR SETBACK TABLE (Slope = -5%)

LOTS 1-10	
HEIGHT	SOLAR SETBACK
10'	10'
15'	22.5'
20'	35'
24'	46'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

** RECEIVED **
Date 2-14-90 By DS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE MEDFORD, OREGON

BY: Douglas C. McMahan L.S. No. 1913
SCALE: 1" = 40' November 6, 1989
BEARING BASE: N.O.A.A. True Bearing per Survey No. 7028

- ⊘ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMahan LS 1913"
- = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
- = Found 5/8" iron pin

P.U.E. = Easement for public utilities, drainage, cable television, and sanitary sewer construction and maintenance.

⊙ = Set brass disk in monument case

S/N = Survey Number

SF = Square Feet

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

LAUREL STREET, PHASE 2 A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

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Township 39 South, Range 1 East, Willamette Meridian
City of Ashland, Jackson County, Oregon

* * * DEDICATION * * *

KNOW ALL MEN BY THESE PRESENTS, that we, Timberline Investment, Inc., an Oregon Corporation, and ASHCO, Inc., an Oregon Corporation, are the owner, in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and other easements as shown hereon, and we hereby designate said subdivision as LAUREL STREET, PHASE 2, a Planned Unit Development.

IN WITNESS WHEREOF, We have set our hands and seals this 30th day of NOVEMBER, 1989.

TIMBERLINE INVESTMENT, INC.:

H. Bruce Roberts
H. BRUCE ROBERTS, President

Antoinette M. Roberts
ANTOINETTE M. ROBERTS, Vice-President

ASHCO, INC.:

Gerald R. Allen
GERALD R. ALLEN, President

Charlene M. Allen
CHARLENE M. ALLEN, Vice-President

STATE OF OREGON)
County of Jackson) ss.

On this, the 30th day of NOVEMBER, 1989, before me appeared H. Bruce Roberts, Antoinette M. Roberts, Gerald R. Allen and Charlene M. Allen, all to me personally known, who being duly sworn, did say that he, the said H. Bruce Roberts, is President and she, the said Antoinette M. Roberts, is the Vice-President of Timberline Investment, Inc., and he, the said Gerald R. Allen, is President and she, the said Charlene M. Allen is the Vice-President of ASHCO, Inc., the within named Corporations, and that the said instrument was signed on behalf of said Corporations by authority of the Board of Directors, and H. Bruce Roberts, Antoinette M. Roberts, Gerald R. Allen and Charlene M. Allen acknowledge said instrument to be the free act and deed of said Corporations.

Before me:

* * * APPROVALS * * *

Ashland City Planning:
We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988. This plat is hereby approved by the City of Ashland Planning Commission. Dated this 22 day of JANUARY, 1990.

Attest: Neil Benson
President

John Ferguson
Secretary

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 21 day of December, 1989.

David M. Minter
President

John Ferguson
Secretary

Examined and approved this 16th day of January, 1990.

James H. Olson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Feb 1, 1990.

Ann E. Cacka Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of Feb 1, 1990.

Carlene M. Manama
Tax Collector

* * * SURVEYOR'S CERTIFICATE * * *

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8" iron pin which bears South 74°03'12" West 1180.83 feet (record South 74° West 1182.30 feet) from the northeast corner of Donation Land Claim No. 40 in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, said 5/8" iron pin also being on the Easterly right of way line of North Laurel Street; thence South 00°05'17" West (record South 00°03' West), along said Easterly right of line, 75.00 feet to a 5/8" iron pin; thence South 89°54'43" East 100.12 feet (record 100.00 feet) to a brass disk in concrete for the INITIAL POINT OF BEGINNING; thence South 89°57'02" East 84.97 feet to a 5/8" iron pin; thence North 00°08'00" East 74.61 feet to a 5/8" iron pin; thence South 89°49'10" East 283.51 feet to a 5/8" iron pin; thence South 00°05'59" West 253.05 feet to a 5/8" iron pin; thence South 73°44'43" West 59.99 feet to a 5/8" iron pin; thence North 89°54'43" West 311.05 feet to a 5/8" iron pin; thence North 00°07'29" East 195.72 feet to the INITIAL POINT OF BEGINNING.

Subscribed and sworn before me this 30th day of NOVEMBER, 1989.

chenlaferna
12-23-89



Water Rights Statement:
See Instrument No. 88-23498 of the Official Records

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 14 day of February, 1990 at 2:22 o'clock P.M. and recorded in Volume 16 of Plats at page 49 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Ramette
Deputy

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

SURVEY NO. 11898

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Bruce and Antoinette Roberts
Gerald and Charlene Allen
c/o Gateway Realty
5 North Main Street
Ashland, Oregon 97520

Location: North one-half (1/2) of Donation Land Claim no. 40,
Southwest one-quarter (1/4) of Section 4, Township 39
South, Range 1 East, Willamette Meridian, City of
Ashland, Jackson County, Oregon

Purpose: To divide and monument a tract of land per clients
request and as approved by the Department of Planning
and Development, City of Ashland, as LAUREL STREET,
PHASE 2

Procedure: Per Survey No. 7028 the property was previously
surveyed and monumented. The monuments from this
survey were located, tied and compared with deed
record. Utilizing found monuments as shown for
control I set monuments per the clients request and as
shown on the attached map.

Basis of Bearing: N.O.A.A. True Bearing per Survey No. 7028

Date: November 6, 1989

